156.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	993,500 / 993,500
					USE VALUE:	993,500 / 993,500
					ASSESSED:	993,500 / 993,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
197		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWIFT JOHN M JR
Owner 2:	
Owner 3:	
Street 1:	197 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SWIFT JOHN M JR & KIMBERLY/TRS -
Owner 2:	JOHN M SWIFT JR TRUST -
Street 1:	197 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .212 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 2287 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9230.000	505,700		487,800	993,500
Total Card	0.212	505,700		487,800	993,500
Total Parcel	0.212	505,700		487,800	993,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.41 /Parcel: 434.41

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 103514

GIS Ref

GIS Ref

Insp Date 10/08/18

!12192!

PREVIOUS ASSESSMENT

Parcel ID: 156.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	505,700	0	9,230.	487,800	993,500		Year end	12/23/2021
2021	101	FV	490,100	0	9,230.	487,800	977,900		Year End Roll	12/10/2020
2020	101	FV	490,200	0	9,230.	487,800	978,000	978,000	Year End Roll	12/18/2019
2019	101	FV	370,600	0	9,230.	487,800	858,400	858,400	Year End Roll	1/3/2019
2018	101	FV	368,800	0	9,230.	411,200	780,000	780,000	Year End Roll	12/20/2017
2017	101	FV	368,800	0	9,230.	376,300	745,100	745,100	Year End Roll	1/3/2017
2016	101	FV	368,800	0	9,230.	320,600	689,400	689,400	Year End	1/4/2016
2015	101	FV	353,600	0	9,230.	278,800	632,400	632,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:07:39

LAST REV

Date	Time
11/10/21	10:56:48
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12192

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWIFT JOHN M JR	78855-399	1	10/6/2021	Estate/Div	420,000	No	No		
SWIFT JOHN M/KI	70297-30		11/28/2017	Convenience	99	No	No		
HART GEORGE K	37416-306		12/18/2002		574,000	No	No		
GUERRA FRANK	31700-31		6/9/2000		415,000	No	No		
	18079-263		4/1/1987		205,000	No	No	Y	

USER DEFINED

Prior Id # 1:	103514
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/21/2006	502	Redo Bat	4,000			G8	GR FY08	
12/6/2001	914	Redo Kit	20,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
10/8/2018	MEAS&NOTICE	HS	Hanne S
2/23/2009	Entry Denied	372	PATRIOT
11/10/2006	Permit Visit	BR	B Rossignol
3/26/2003	MLS	MM	Mary M
11/13/2000	MLS	MM	Mary M
12/16/1999	Mailer Sent		
11/24/1999	Measured	270	PATRIOT
4/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9230		Sq. Ft.	Site		0	70.	0.76	7									487,831						487,800	

Total AC/HA:	0.21189	Total SF/SM:	9230	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	487,831	Spl Credit		Total:	487,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.28559327
Const Adj.:	0.98990101
Adj $ / SQ:	165.439
Other Features:	94302
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	530050
Depreciation:	24382
Depreciated Total:	505668

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

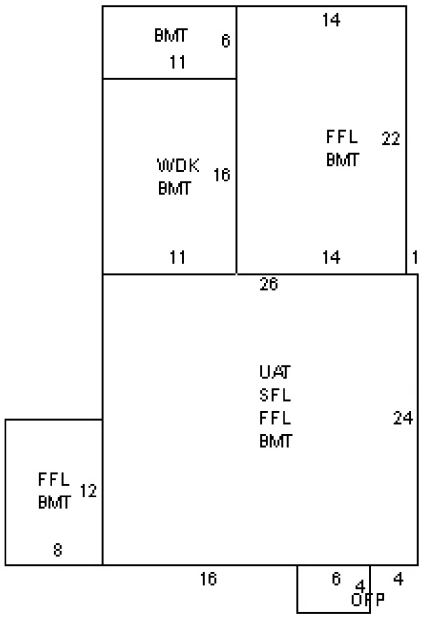
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.98
Special Features:	0	Val/Su Net:	154.27
Final Total:	505700	Val/Su SzAd	306.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,270	79.410	100,852
FFL	First Floor	1,028	165.440	170,072
SFL	Second Floor	624	165.440	103,234
WDK	Deck	176	11.560	2,035
UAT	Upper Attic	156	66.180	10,323
OFP	Open Porch	24	43.560	1,045

	Net Sketched Area:	3,278	Total:	387,561	
Size Ad	1652	Gross Area	3746	FinArea	2287

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

156.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	